

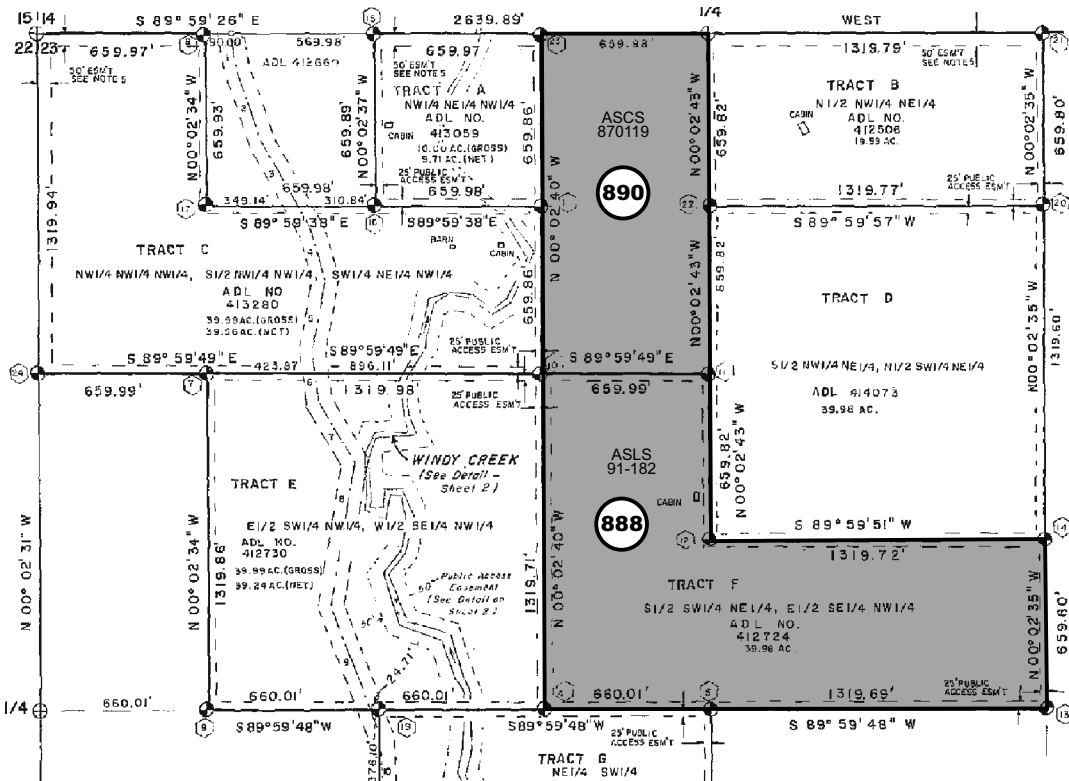
USGS Quad Fairbanks A-5, Alaska

Vicinity Map

Township 8 South, Range 8 West
Sec. 23, 24, 29
Fairbanks Meridian, Alaska

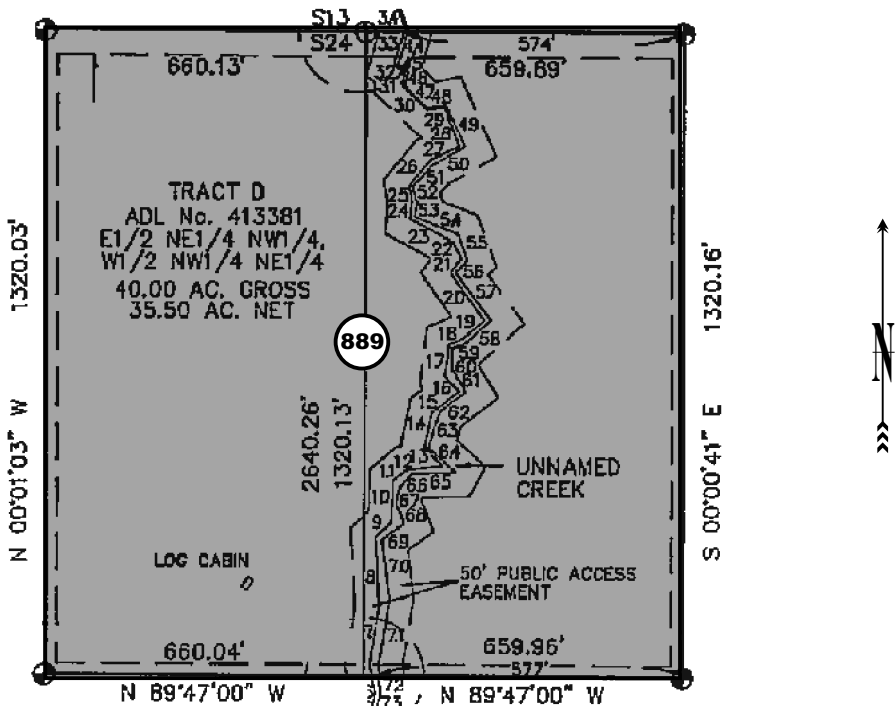
Map 50 - Southwind Homestead

ASCS 870119 Sec. 23
ASLS 91-182 Sec. 23



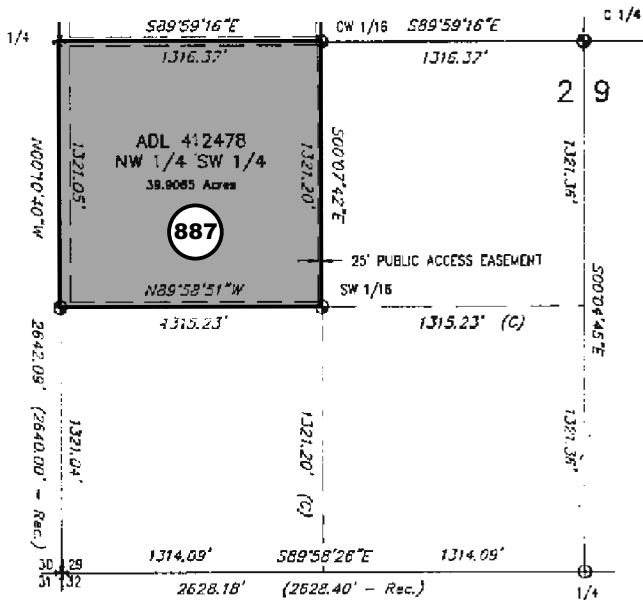
Location	The Southwind area is located approximately 25 miles south of Nenana and 5 miles southeast of the Parks Highway.
Topo Map	USGS Quad Fairbanks A-5
Access	Access is via the Parks Highway and the unimproved Rex and Windy Creek trails.
Terrain	The terrain is gently to steeply sloping, with elevations between 900 and 2,000 feet above sea level.
Soils	Soils at higher elevations are shallow, well-drained gravelly silt over fractured bedrock, becoming deeper as elevation decreases.
Vegetation	Vegetation consists of dense birch, aspen and white spruce, with a predominance of black spruce at higher elevations.
Water Front	A small creek runs through parcels 888, 889, 890.
View	View of the surrounding dense woods.
Climate	Temperatures range from -50 degrees F in winter to 90 degrees F in summer. Annual precipitation is 16 inches including 54 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see corresponding surveys. There is a 100-foot building setback along the creek in section 24.
Municipal Authority	Located within the taxing authority of the Denali Borough.
Homeowners Assoc.	None
Other	There may be seasonal flooding along Windy Creek. Building on steep slopes may result in soil erosion.

ASLS 91-182 Sec. 24



Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
887	412478	F008S008W29	ASCS 87-10	NW1/4SW1/4	39.907	\$ 12,000.00
888	412724	F008S008W23	ASCS 87-119	F	39.980	\$ 12,000.00
889	413381	F008S008W24	ASLS 91-182	D	35.500	\$ 10,700.00
890	414223	F008S008W23	ASLS 91-182	A	19.900	\$ 8,000.00

ASCS 87010 SW 1/4 Sec. 29



Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre